

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/12 VICKIE COURT ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$610,000	24-Aug-23
2/20 CATHERINE STREET MCCRAE VIC 3938	\$635,000	27-May-23
8/419 WATERFALL GULLY ROAD ROSEBUD VIC 3939	\$647,000	12-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 September 2023

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**1/40 ROSEMORE ROAD ROSEBUD  
VIC 3939**

Sold Price

<sup>RS</sup> **\$610,000** Sold Date **24-Aug-23**

2 1 1

Distance **0.84km**



**2/20 CATHERINE STREET MCCRAE  
VIC 3938**

Sold Price

**\$635,000** Sold Date **27-May-23**

2 1 2

Distance **1.36km**



**8/419 WATERFALL GULLY ROAD  
ROSEBUD VIC 3939**

Sold Price

**\$647,000** Sold Date **12-May-23**

2 1 1

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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